



Waterloo Street  
Burton-On-Trent

burchell  
edwards



### Property Description

Two reception rooms and no upward chain. Ideal investment property or first purchase in need of minor modernisation. Accommodation comprises lounge, dining room, kitchen, two double bedrooms and family bathroom. Property further benefits from double glazing and rear garden.

to boundaries.

### Dining Room

11' 6" x 10' 3" (3.51m x 3.12m)  
Double glazed door and window to front elevation, laminate flooring and central heating radiator.

### Living Room

11' 4" x 11' 6" (3.45m x 3.51m)  
Storage cupboard, laminate flooring and central heating radiator.

### Kitchen

11' 5" x 9' (3.48m x 2.74m)  
Double glazed door and window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer, space and connections for a cooker, extractor, space and connections for appliances and vinyl flooring.

### Bedroom One

13' 1" x 10' 4" (3.99m x 3.15m)  
Double glazed window to front elevation, built in wardrobes and central heating radiator.

### Bedroom Two

9' 10" x 11' 4" (3.00m x 3.45m)  
Double glazed window to rear elevation and central heating radiator.

### Bathroom

Double glazed window to rear elevation, bath with shower over, tiling to walls, wash hand basin, WC, vinyl flooring and central heating radiator.

### Garden

Slabbed rear garden with fence and brick wall





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: C

Tenure: Freehold

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